

The Nett Group Real Estate Advisors

SELLER REPORT



44 Christine Dr | St Peters

TheNettGroup.com • 636.614.5132

LISTING SCORECARD

Days on Market	76
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Client Possibilities	7
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Client Favorites	7
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Zillow Views	83
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Zillow Saves	1
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Showings	6
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Good Activity is an average of *3-4 showings weekly*.

Price Drops should be considered after two weeks and little to no activity or 10 showings and no offers.

Cross Property On Market Counters

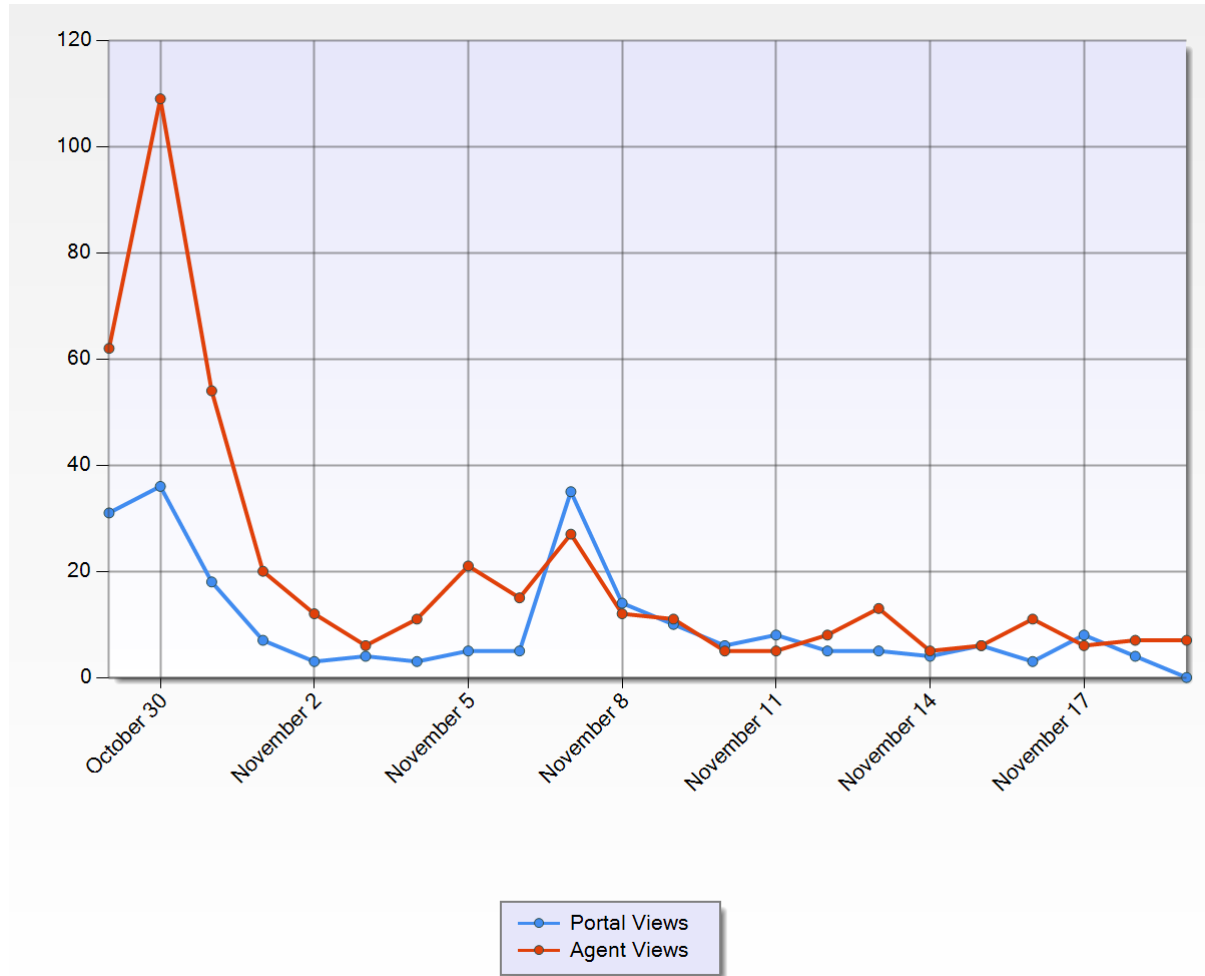
MLS #	Type	Stat	Stat Date	Address	City	Area	DOM	Price	Client Portals	Client Views	Client Favorites	Client Possibilities	Auto Emails	Prev 14 Day Views	Agent Published	Agent Rejected	Agent Views
18084463	RESI	ACT	10/30/18	44 Christine Dr	St Peters	406	20	\$187,000	507	285	7	7	572	80	33	37	428

Search Criteria

Status is one of 'Active', 'Contingent w/Kickout', 'Contingent No Kickout', 'Contingent Short Sale', 'Option', 'Coming Soon'
Listing Agent ID is 'MBNETTEM'
Listing Co-Agent MLS ID is 'MBNETTEM'
Selected 1 of 34 results.

All information herein has not been verified, is not guaranteed and is for the exclusive use of authorized users only.

358 Historical Views for 44 Christine Dr



CMA 1 Line (Landscape)

Property Type: Residential

Transaction Type is 'Sale' Status is one of 'Active', 'Coming Soon', 'Contingent w/Kickout', 'Contingent No Kickout', 'Contingent Short Sale', 'Option', 'Temp. Off Mkt', 'Pending' Status is one of 'Sold', 'Leased', 'Expired', 'Withdrawn', 'Cancelled' Search Contractual Date is 11/20/2018 to 11/20/2017 Property Type is 'Residential' Latitude, Longitude is within 0.25 mi of 18084463 State Or Province is 'Missouri' Price is 125000 to 210000

Residential

Active Properties

Listing #	Address	Area	Community	Bd	Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
18075630	21 Jane Dr	Fort Zumwalt Ea	Brookmount Estate	3	2 (2 0)	1,392		0.185	45	10/03/18	\$118.46	48	\$164,900	\$164,900
18084463	44 Christine Dr	Fort Zumwalt Ea	Brookmount Estate	4	2 (2 0)	1,392		0.196	44	10/30/18	\$134.34	21	\$199,900	\$187,000
18084857	6 Canterbury Dr	Francis Howell C	St Peters Hills	3	2 (2 0)	1,404		0.195	40	10/24/18	\$142.45	27	\$205,000	\$200,000

Active Totals

Listing Count :	3	Averages:	1,396	0.192	\$131.75	32	\$189,933	\$183,967
Price :		High	\$200,000	Low	\$164,900	Median	\$187,000	

Contingent NK Properties

Listing #	Address	Area	Community	Bd	Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
18077235	315 Westminster Dr	Francis Howell C	St Peters Hills	4	3 (3 0)	1,404	1,922	0.209	41	11/01/18	\$128.13	11	\$179,900	\$179,900

Contingent NK Totals

Listing Count :	1	Averages:	1,404	1,922	0.209	\$128.13	11	\$179,900	\$179,900
Price :		High	\$179,900	Low	\$179,900	Median	\$179,900		

Sold Properties

Listing #	Address	Area	Community	Bd	Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price	Sold Price	SP%LP
18000637	2 Sylvia	Fort Zumwalt Ea	Brookmount Estate	3	2 (1 1)	967		0.193	44	02/14/18	\$155.64	1	\$150,000	\$150,000	\$150,500	100.33
18054515	8 Canterbury Dr	Francis Howell C	St Peters Hills Add	3	2 (2 0)	1,232	1,232	0.186	36	09/14/18	\$137.91	17	\$174,900	\$174,900	\$169,900	97.14
18057336	1 Canterbury Dr	Francis Howell C	St Peters Hills #1	3	3 (2 1)	1,184	1,587	0.192	40	10/12/18	\$143.58	57	\$189,900	\$179,900	\$170,000	89.52
18060751	4 Parliament Square	Francis Howell C	St Peters Hills #3	3	3 (3 0)	1,008	1,858	0.203	34	08/30/18	\$168.65	6	\$165,000	\$165,000	\$170,001	103.03
18005237	82 Julie Lane	Fort Zumwalt Ea	Brookmount Estate	3	2 (2 0)	1,196		0.193	43	04/02/18	\$143.81	2	\$169,900	\$169,900	\$172,000	101.24
18064110	100 Julie Lane	Fort Zumwalt Ea	Brookmount Estate	3	2 (2 0)	1,392		0.265	44	09/07/18	\$123.71	6	\$183,000	\$183,000	\$172,200	94.10
17089229	110 Julie Lane	Francis Howell C	Brookmount Estate	3	3 (2 1)	1,106		0.183	45	02/23/18	\$158.23	36	\$182,900	\$182,900	\$175,000	95.68
17084433	110 Kimberly Lane	Francis Howell C	Brookmount Estate	3	2 (2 0)	1,392		0.185	45	12/21/17	\$125.72	26	\$184,900	\$179,900	\$175,000	94.65
18079793	206 Jody Dr	Francis Howell C	St Peters Hills #1	4	2 (2 0)	1,184	1,328	0.226	41	11/15/18	\$151.52	0	\$179,900	\$179,900	\$179,400	99.72
18033110	5 Sylvia	Fort Zumwalt Ea	Brookmount Estate	3	2 (2 0)	1,344	1,344	0.169	48	06/06/18	\$133.85	5	\$179,900	\$179,900	\$179,900	100.00
18051485	25 Christine Dr	Fort Zumwalt Ea	Brookmount Estate	3	2 (2 0)	1,138	1,735	0.185	44	08/22/18	\$159.93	14	\$179,900	\$179,900	\$182,000	101.17
18022718	7 Sylvia Lane	Fort Zumwalt Ea	Brookmount	4	2 (2 0)	1,344	1,712	0.169	46	04/30/18	\$135.79	2	\$185,000	\$185,000	\$182,500	98.65
18015054	4 Lisa Ct	Fort Zumwalt So	Brookmount Estate	3	3 (3 0)	1,150	1,950	0.178	44	04/10/18	\$163.04	4	\$187,500	\$187,500	\$187,500	100.00
18062763	3 Jane Dr	Fort Zumwalt Ea	Brookmount Estate	3	2 (2 0)	1,152		0.174	42	09/07/18	\$166.58	3	\$189,900	\$189,900	\$191,900	101.05
18076163	200 Jody Dr	Francis Howell C	St Peters Hills #1	3	2 (2 0)	1,404	1,920	0.215	40	10/26/18	\$138.89	4	\$199,900	\$199,900	\$195,000	97.55
18055526	205 Westminster	Francis Howell C	St Peters Hills #3	3	3 (2 1)	1,916		0.205	39	10/11/18	\$104.91	21	\$199,000	\$199,000	\$201,000	101.01

Presented By: Sarah Jackson Phone: 636-534-8100

Featured properties may not be listed by the office/agent presenting the brochure.

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CMA 1 Line (Landscape)

Property Type: Residential

Residential

Sold Properties

Listing #	Address	Area	Community	Bd	Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price	Sold Price	SP%LP
18016013	123 Kimberly Lane	Francis Howell C	Brookmount Estate	3	3 (2 1)	1,120	1,900	0.218	48	05/03/18	\$182.86	21	\$200,000	\$195,000	\$204,800	102.40

Sold Totals

Listing Count :	17	Averages:	1,249	1,657	0.196	\$146.74	13	\$182,441	\$181,265	\$179,918	98.66
		Price :			High	\$204,800	Low	\$150,500	Median	\$179,400	

Withdrawn Properties

Listing #	Address	Area	Community	Bd	Bth	SqFt	Liv Ar	Lot Sz	Age	Date	\$/SqFt	CDOM	Orig Price	List Price
18065528	35 Christine	Fort Zumwalt Ea	Brookmount Estate	3	3 (2 1)	1,547		0.190	45	08/26/18	\$96.90	12	\$149,900	\$149,900

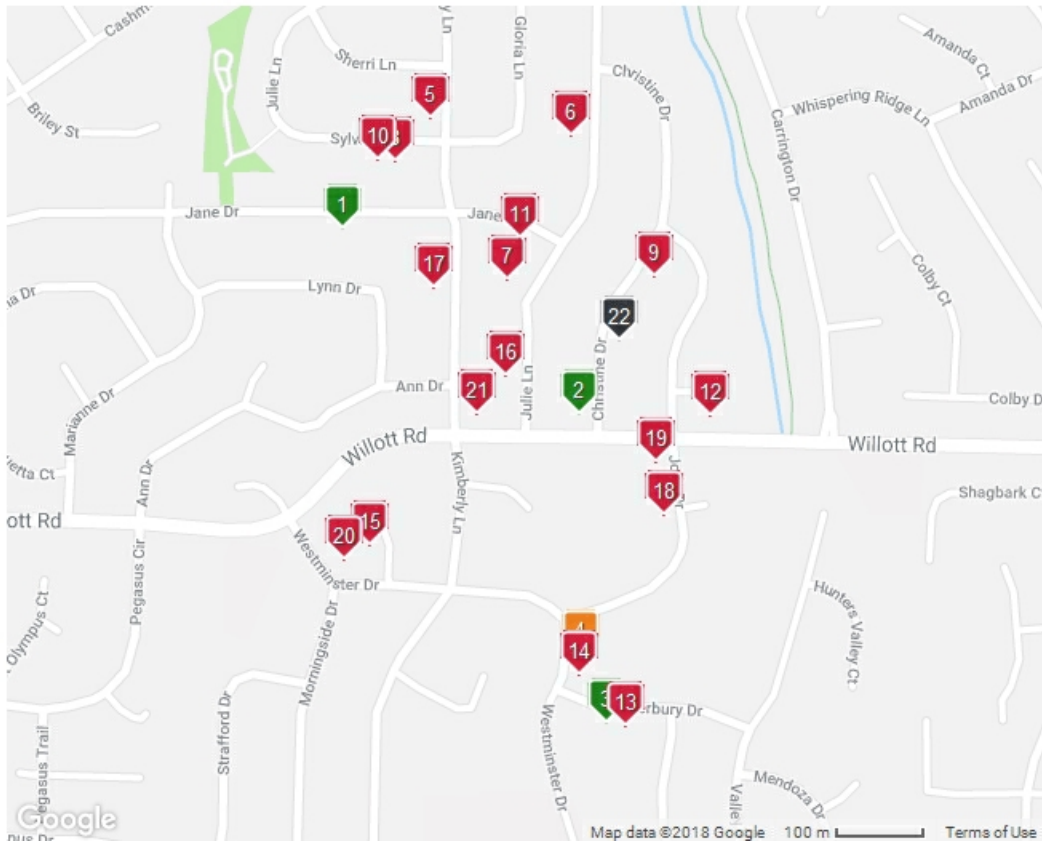
Withdrawn Totals

Listing Count :	1	Averages:	1,547	0.190	\$96.90	12	\$149,900	\$149,900	
		Price :		High	\$149,900	Low	\$149,900	Median	\$149,900

Grand Totals

Count :	22	Averages:	\$/SqFt: \$141.59	CDOM: 16	OP: \$181,868	LP: \$180,145	SP: \$179,918
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Residential Single Line (Map Print)



1	18075630	Active	Residential-Multi-Level	21 Jane Dr	St Peters	1,392	3	2(2 0)	\$164,900	48
2	18084463	Active	Residential-Multi-Level	44 Christine Dr	St Peters	1,392	4	2(2 0)	\$187,000	21
3	18084857	Active	Residential-Multi-Level	6 Canterbury Dr	St Peters	1,404	3	2(2 0)	\$200,000	27
4	18077235	Contingent	Residential-Multi-Level	315 Westminster Dr	St Peters	1,404	4	3(3 0)	\$179,900	11
5	18000637	Sold	Residential-1 Story	2 Sylvia	St Peters	967	3	2(1 1)	\$150,500	1
6	18005237	Sold	Residential-Multi-Level	82 Julie Lane	St Peters	1,196	3	2(2 0)	\$172,000	2
7	18064110	Sold	Residential-1 Story	100 Julie Lane	St Peters	1,392	3	2(2 0)	\$172,200	6
8	18033110	Sold	Residential-Multi-Level	5 Sylvia	St Peters	1,344	3	2(2 0)	\$179,900	5
9	18051485	Sold	Residential-1 Story	25 Christine Dr	St Peters	1,138	3	2(2 0)	\$182,000	14
10	18022718	Sold	Residential-Multi-Level	7 Sylvia Lane	St Peters	1,344	4	2(2 0)	\$182,500	2
11	18062763	Sold	Residential-Multi-Level	3 Jane Dr	St Peters	1,152	3	2(2 0)	\$191,900	3
12	18015054	Sold	Residential-1 Story	4 Lisa Ct	St Peters	1,150	3	3(3 0)	\$187,500	4
13	18054515	Sold	Residential-1 Story	8 Canterbury Dr	St Peters	1,232	3	2(2 0)	\$169,900	17
14	18057336	Sold	Residential-Multi-Level	1 Canterbury Dr	St Peters	1,184	3	3(2 1)	\$170,000	57
15	18060751	Sold	Residential-1 Story	4 Parliament Square	St Peters	1,008	3	3(3 0)	\$170,001	6
16	17089229	Sold	Residential-1 Story	110 Julie Lane	St Peters	1,106	3	3(2 1)	\$175,000	36
17	17084433	Sold	Residential-Multi-Level	110 Kimberly Lane	St Peters	1,392	3	2(2 0)	\$175,000	26
18	18079793	Sold	Residential-Multi-Level	206 Jody Dr	St Peters	1,184	4	2(2 0)	\$179,400	0
19	18076163	Sold	Residential-Multi-Level	200 Jody Dr	St Peters	1,404	3	2(2 0)	\$195,000	4
20	18055526	Sold	Residential-2 Story	205 Westminster	St Peters	1,916	3	3(2 1)	\$201,000	21
21	18016013	Sold	Residential-1 Story	123 Kimberly Lane	St Peters	1,120	3	3(2 1)	\$204,800	21
22	18065528	Withdrawn	Residential-1.5 Story	35 Christine	St Peters	1,547	3	3(2 1)	\$149,900	12

Search Criteria

Transaction Type is 'Sale'
 Status is one of 'Active', 'Coming Soon', 'Contingent w/Kickout', 'Contingent No Kickout', 'Contingent Short Sale', 'Option', 'Temp. Off Mkt', 'Pending'
 Status is one of 'Sold', 'Leased', 'Expired', 'Withdrawn', 'Cancelled'
 Search Contractual Date is 11/20/2018 to 11/20/2017
 Property Type is 'Residential'
 Latitude, Longitude is within 0.25 mi of 18084463
 State Or Province is 'Missouri'
 Price is 125000 to 210000
 Selected 22 of 22 results.

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Area Market Survey

Listings as of 11/20/2018 at 10:45 AM

Page 1 of 3

Fort Zumwalt East

Active

<u>Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>
\$160,000 thru \$179,999	1	48
\$180,000 thru \$199,999	1	21
	2	35

Summary Price Information

Minimum	\$164,900	Maximum	\$187,000
Average	\$175,950	Median	\$175,950

Sold

<u>Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>
\$140,000 thru \$159,999	1	1
\$160,000 thru \$179,999	3	4
\$180,000 thru \$199,999	3	6
	7	5

Summary Price Information

Minimum	\$150,500	Maximum	\$191,900
Average	\$175,857	Median	\$179,900

Withdrawn

<u>Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>
\$140,000 thru \$159,999	1	12
	1	12

Summary Price Information

Minimum	\$149,900	Maximum	\$149,900
Average	\$149,900	Median	\$149,900

Fort Zumwalt South

Sold

<u>Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>
\$180,000 thru \$199,999	1	4
	1	4

Summary Price Information

Minimum	\$187,500	Maximum	\$187,500
Average	\$187,500	Median	\$187,500

Francis Howell Cntrl

Active

<u>Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>
\$180,000 thru \$199,999	1	27
	1	27

Summary Price Information

Minimum	\$200,000	Maximum	\$200,000
Average	\$200,000	Median	\$200,000

Presented By: Sarah Jackson Phone: 636-534-8100

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Area Market Survey

Listings as of 11/20/2018 at 10:45 AM

Page 2 of 3

Contingent No Kickout

<u>Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>	
\$160,000 thru \$179,999	1	11	
	1	11	
Summary Price Information			
Minimum	\$179,900	Maximum	\$179,900
Average	\$179,900	Median	\$179,900

Sold

<u>Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>	
\$160,000 thru \$179,999	6	24	
\$180,000 thru \$199,999	1	4	
\$200,000 thru \$249,999	2	21	
	9	21	
Summary Price Information			
Minimum	\$169,900	Maximum	\$204,800
Average	\$182,233	Median	\$175,000

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Area Market Survey

Listings as of 11/20/2018 at 10:45 AM

Page 3 of 3

Summary

Active

<u>Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>
\$160,000 thru \$179,999	1	48
\$180,000 thru \$199,999	2	24
	3	32

Summary Price Information

Minimum	\$164,900	Maximum	\$200,000
Average	\$183,967	Median	\$187,000

Contingent No Kickout

<u>Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>
\$160,000 thru \$179,999	1	11
	1	11

Summary Price Information

Minimum	\$179,900	Maximum	\$179,900
Average	\$179,900	Median	\$179,900

Sold

<u>Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>
\$140,000 thru \$159,999	1	1
\$160,000 thru \$179,999	9	17
\$180,000 thru \$199,999	5	5
\$200,000 thru \$249,999	2	21
	17	13

Summary Price Information

Minimum	\$150,500	Maximum	\$204,800
Average	\$179,918	Median	\$179,400

Withdrawn

<u>Price Range</u>	<u>Quantity</u>	<u>Average DOM</u>
\$140,000 thru \$159,999	1	12
	1	12

Summary Price Information

Minimum	\$149,900	Maximum	\$149,900
Average	\$149,900	Median	\$149,900

Presented By: Sarah Jackson Phone: 636-534-8100

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● FOR SALE

44 Christine Dr, Saint Peters, MO 63376

List price: \$187,000

4 Beds · 2 Baths · 1,392 Sq Ft



EDIT LISTING



ADD VIDEO

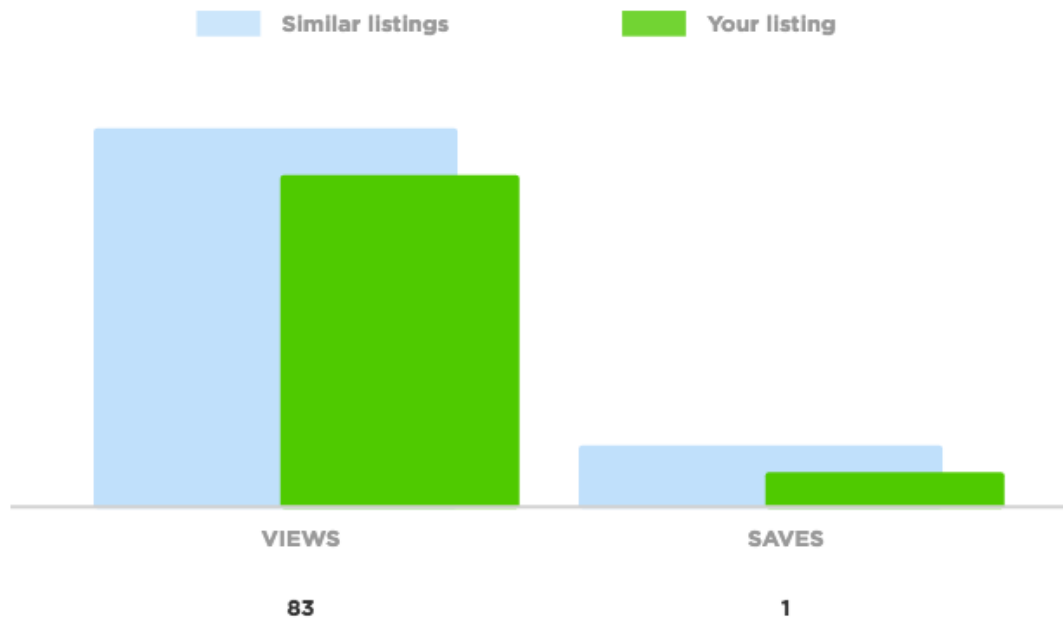


MORE ▾

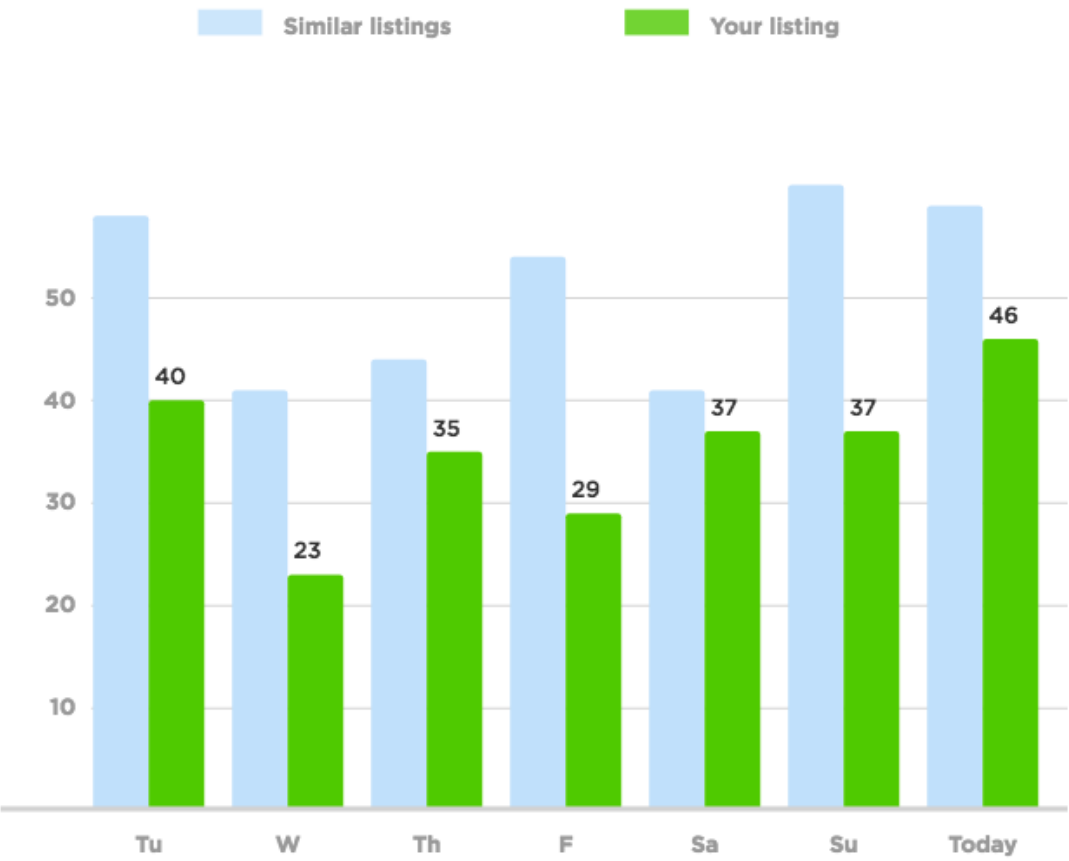
Latest Activity

Your listing performance is average

Last two days of activity



This Week Last 30 Days





The Nett Group Real Estate Advisors
 Keller Williams Realty Chesterfield
 (314) 761-4057
 michael@thenettgroup.com

Listing Activity Report

44 Christine Drive, St Peters, MO 63376

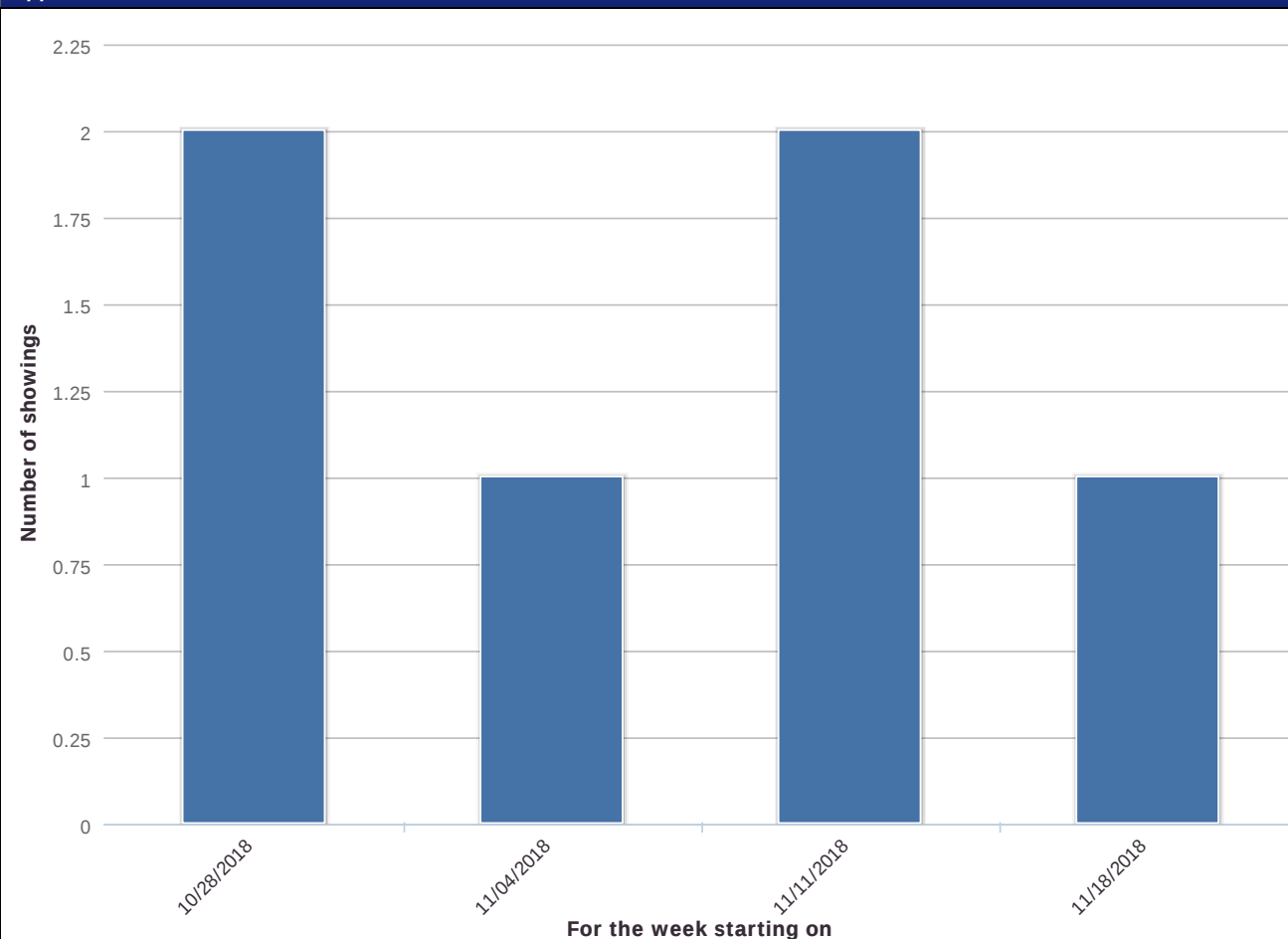
Snapshot for Oct 29, 2018 - Nov 18, 2018



Listing ID: 18084463
 Address: 44 Christine Drive, St Peters, MO 63376
 Price: \$187,000
 Status: ACTIVE

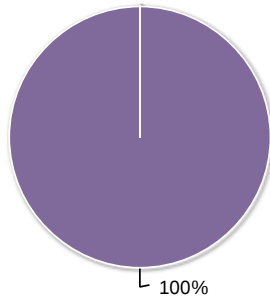
Total number of appointments: 6
 Appointments in the last 30 days: 6
 Appointments in the last 7 days: 3
 Total number of agent previews: 0
 Total number of agent inquiries: 0

Appointments Per Week



Feedback at a Glance

Is your client interested in this listing?



- Very (0)
- Somewhat (0)
- Maybe (0)
- Not interested (2)

* 2 responses

Feedback Responses

Activity Details	Received
Showing 11/18/2018 12:15 PM - 3:15 PM	11/18/2018 03:17 PM
Is your client interested in this listing? Please rate your overall experience at this showing. Your (and your client's) opinion of the price: Please rate this listing (5=Best; 1=Worst): COMMENTS/RECOMMENDATIONS:	
Possibility but price and road are holding them back.	
Showing 11/01/2018 10:15 AM - 11:15 AM	11/02/2018 10:17 AM
Is your client interested in this listing? Please rate your overall experience at this showing. Your (and your client's) opinion of the price: Please rate this listing (5=Best; 1=Worst): COMMENTS/RECOMMENDATIONS:	
Not interested Good Just right 3 Great house, not the one!	
Showing 10/31/2018 11:45 AM - 12:45 PM	11/01/2018 12:01 AM
Is your client interested in this listing? COMMENTS/RECOMMENDATIONS:	
Not interested The plugin smell was overwhelming, but the house was nice. Overall the corner lot off next to the super busy street was a deal breaker for my buyer. Will show for others.	

Listing Activity Details

Activity Type	Activity Date	Comments
Past Showing	11/18/2018 12:15 PM - 3:15 PM	
Past Showing	11/17/2018 11:30 AM - 11:45 AM	
Canceled Showing	11/17/2018 11:15 AM - 12:30 PM	
Past Showing	11/12/2018 5:30 PM - 6:25 PM	
Canceled Showing	11/08/2018 4:55 PM - 5:40 PM	

Activity Type	Activity Date	Comments
 Past Showing	11/08/2018 3:30 PM - 3:45 PM	
 Price Change Notification	11/07/2018 1:17 PM	
 Price Change	11/07/2018 6:58 AM	
 Past Showing	11/01/2018 10:15 AM - 11:15 AM	
 Past Showing	10/31/2018 11:45 AM - 12:45 PM	
 Canceled Showing	10/30/2018 11:45 AM - 12:45 PM	
 Status Change	10/30/2018 9:21 AM	
 New Listing	10/30/2018	
 Price Change	10/29/2018 10:14 AM	